



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, NOVEMBER 8, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Tess Nguyen, Ron Santos, Ramona Kohlmann

**MINUTES:** October 25, 2006

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2006-015 / VARIANCE NO. 2006-012 (BATISTE RESIDENCE)**
- APPLICANT: Karen Otis
- REQUEST: **CDP:** To permit construction of a 4,000 sq. ft., two-story single-family dwelling with a 524 sq. ft. attached two-car garage; **VAR:** To permit a 19 ft. setback from the front property line in lieu of the required 20 ft. garage setback. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION: 17002 Marinabay Drive (east side of Marinabay Drive, south of Coral Cay Lane)
- PROJECT PLANNER: Tess Nguyen
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***